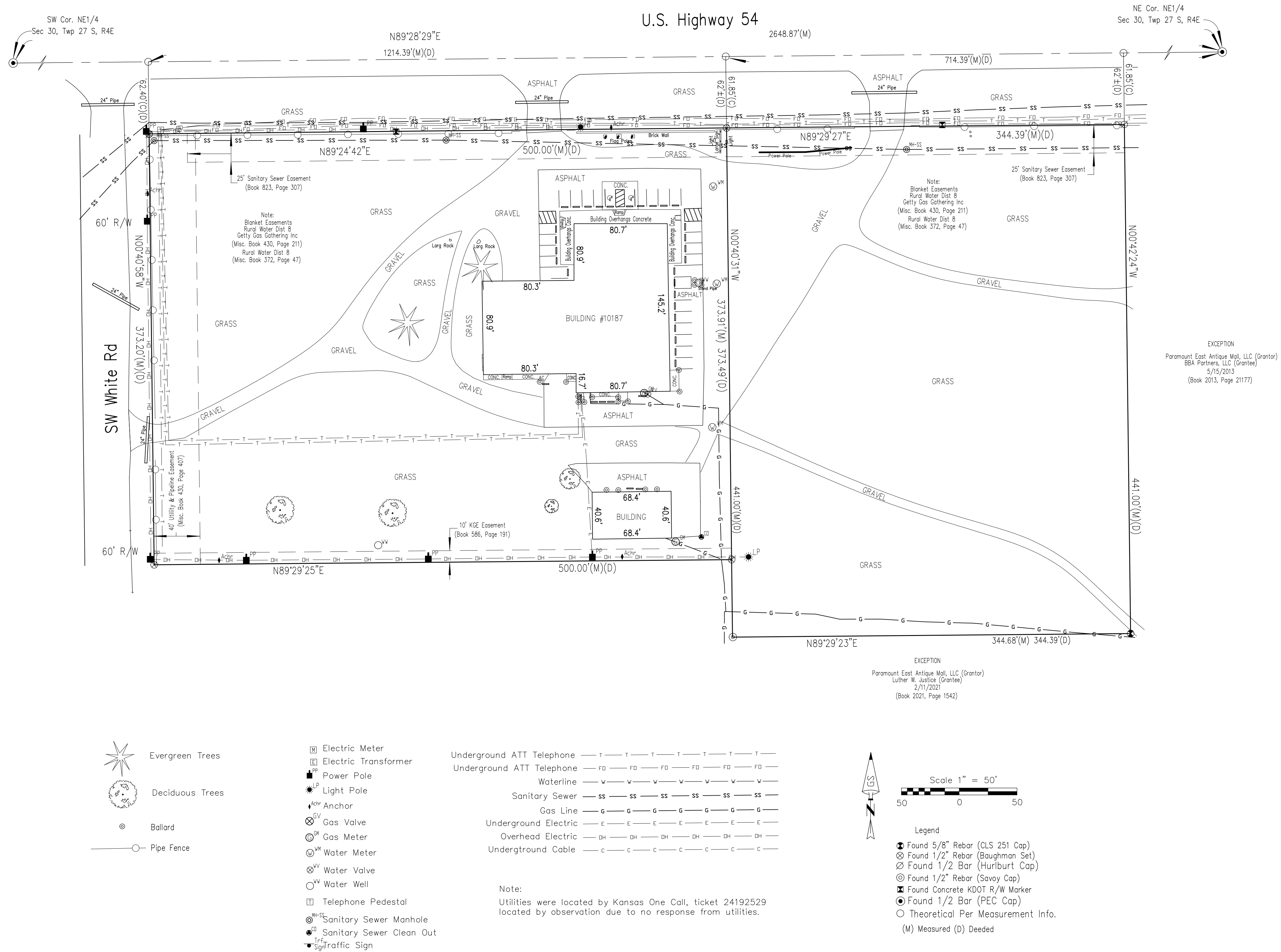


ALTA/NSPS Land Title Survey
10187 Southwest Highway 54, Paramount East Antique Mall
Augusta, Butler County, Kansas



Certification
Paramount East Antique Mall, LLC, a Kansas Limited Liability Company, MITCO, LLC, a Kansas Limited Liability Company, Security 1st Title, LLC, a Kansas Limited Liability Company, First American Title Insurance company, Commitment No. C-NH3064682-GD, Commitment Date; 03/11/2024 at 7:00 AM. This is to certify that this map or plat and the survey on which it is based were in accordance with the 2020 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7, 7b, 8, 9, and 17, of Table A thereof. The survey field work was completed on April 22, 2024.

Legal Description:

Parcel 1:
at a point on the North line of the Northeast Quarter of Section 30, Township 27 South, Range 4 East of the 6th P.M. Butler County, Kansas, that is 1214.39 feet West (Deed 1214.67 feet) of the Northeast Corner thereof; thence East along the North line 500.00 feet to a point 714.39 feet West of said Northeast Corner; thence South deflecting Right 89°48'46", 235.60 feet; thence West parallel to the North line 500 feet to the East line of a public road; thence North 436.60 feet to the point of beginning.

Parcel 2:
Beginning at the Northeast Corner of the Northeast Quarter of Section 30, Township 27 South, Range 4 East of the 6th P.M.; thence South on the East line of said Northeast Quarter a distance of 890 feet; thence West parallel to the North line of said Northeast Quarter a distance of 714 feet; thence North to a point on the North line of said Northeast Quarter that is 714.39 feet West of the Northeast Corner there of; thence East 714.39 feet to the point of beginning, Butler County, Kansas.

Table A
1 Monuments placed (or a reference monuments or witness to the corner) at all major corners of the boundary of the property, unless already marked or reference by existing monuments or witnesses in close proximity to the corner.(shown on drawing).

2. Address(es) of surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. (shown on drawing)

3. Flood zone classification, (with proper annotation based of federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and plotting only. subject property lies in Zone X of FEMA FIRM PANEL 20015C0495F, effective date 1/22/2020.

4. Gross land area 7.8 acres, 338,706.8 Square Feet.

7. (a) Exterior dimensions of all buildings at ground level.(Shown on Drawing)
(b)(1) exterior footprint of all buildings at ground level. 18,317.1 Sq. Ft. & 2,778.4 Sq. Ft.

8. Substantial features observed in the process of conducting the survey such as parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse. (signs, parking lot and landscaped areas are shown on drawing),(there are no billboards or swimming pools),(there are no areas of refuse).

9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on the surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. There is no parking structure, there are 25 standard parking stalls, 2 Handicap stalls. (Shown on Drawing)

17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (No changes to Right of Ways or Roads)

Note:
Security 1st Title, LLC, a Kansas Limited Liability Company. First American Title Insurance Company. Commitment No. C-NH3064682-GD, Commitment Date 03/11/2024 at 7:00 AM. Schedule B Part II Exceptions

Exceptions:

The Following Items Affect Parcel 1:

11. An easement for right of way recorded in/on Misc. Book 372, Page 47.
12. An easement for right of way recorded in/on Misc. Book 430, Page 407.
13. An easement for utility record in/on Book 823, Page 407.
14. An easement for right of way recorded in/on Misc. Book 586, Page 191.
15. Covenants, conditions, restrictions, easements and assessments contained in/on Misc. Book 430, Page 409.

The Following Items Affect Parcel 2:

16. An Easement for utility recorded in/on Misc. Book 430, Page 211.
17. An easement for pipeline recorded in/on Misc. Book 435, Page 123.
18. An easement for utility record in/on Book 603, Page 419.
19. An easement for waterline recorded in/on Book 2013, Page 12694.
20. An easement for right of way recorded in/on Book 2013, Page 21176.
21. An easement for right of way recorded in/on Book 2013, Page 22140.
22. Covenants, conditions, restrictions, easements and assessments contained in/on Film 2013, Page 21175.
23. An easement for waterline recorded in/on Book 2021, Page 13319.

The Following Items Affect Both Parcels:

24. Roadway easement, if any, over the North and West lines of subject property.

25. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding oil and gas leases and easements. (Not Survey Item).

26. Rights or claims of parties in possession not shown by the public record. (Not Survey Item).



File 80130_ALTA MITC,LLC